

277

Great Valley Parkway

Malvern, PA 19355

4,500 SF Available

Industrial / R&D / Flex (IRDF) Space



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277-293 Great Valley Parkway offers tenants an ideal blend of convenience and lifestyle amenities, designed to enhance productivity and work-life balance. The campus provides effortless access to a variety of nearby attractions, including Valley Creek Township Park, The Grove, Uptown Worthington, and the scenic Chester Valley Trail. Tenants are just moments away from top-tier restaurants, hotels, daycare facilities, tennis courts, and luxury apartment communities. Positioned within the Keystone Innovation Zone, this property boasts excellent connectivity, with swift access to the PA Turnpike, Routes 202, 30, and 401, as well as reliable public transportation options.

Property Highlights

Building Owner: Workspace Property Trust

Total Building Size: 28,800 Square Feet

Available Space: 4,500 Square Feet

Clear Height: 16' peaked roof

Loading: Double Door Entrance

Backup Power: Katolight Generator

Features: End bay suite with ample windows, direct entrance, and individualized HVAC & electric

Demographics >>

	1 mile	3 miles
Population	3,633	29,819
Households	1,331	10,919
Median Age	36.50	40.80
Median HH Income	\$140,231	\$134,687
Daytime Employees	13,698	45,427

Population Growth '24 - '29	▲ 5.81%	▲ 5.60%
Household Growth '24 - '29	▲ 5.86%	▲ 5.77%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
North Morehall Road	Old Morehall Rd SE	13,375	2022	0.26 mi
North Morehall Road	Old Morehall Rd S	13,559	2022	0.26 mi
N Morehall Rd	Great Valley Pkwy S	23,404	2022	0.37 mi
N Morehall Rd	Old Morehall Rd NW	24,848	2022	0.44 mi
US Hwy 202	W Swedesford Rd SE	6,129	2022	0.68 mi
US Hwy 202	W Swedesford Rd E	61,015	2022	0.69 mi
Chester Valley Trl	Knickerbocker Ln SW	2,489	2020	0.71 mi
US Hwy 202	W Swedesford Rd W	2,925	2022	0.74 mi
S Morehall Rd	Liberty Blvd N	27,560	2022	0.75 mi
W Swedesford Rd	Hillside Dr NE	8,602	2022	0.77 mi



4,500 SF Available

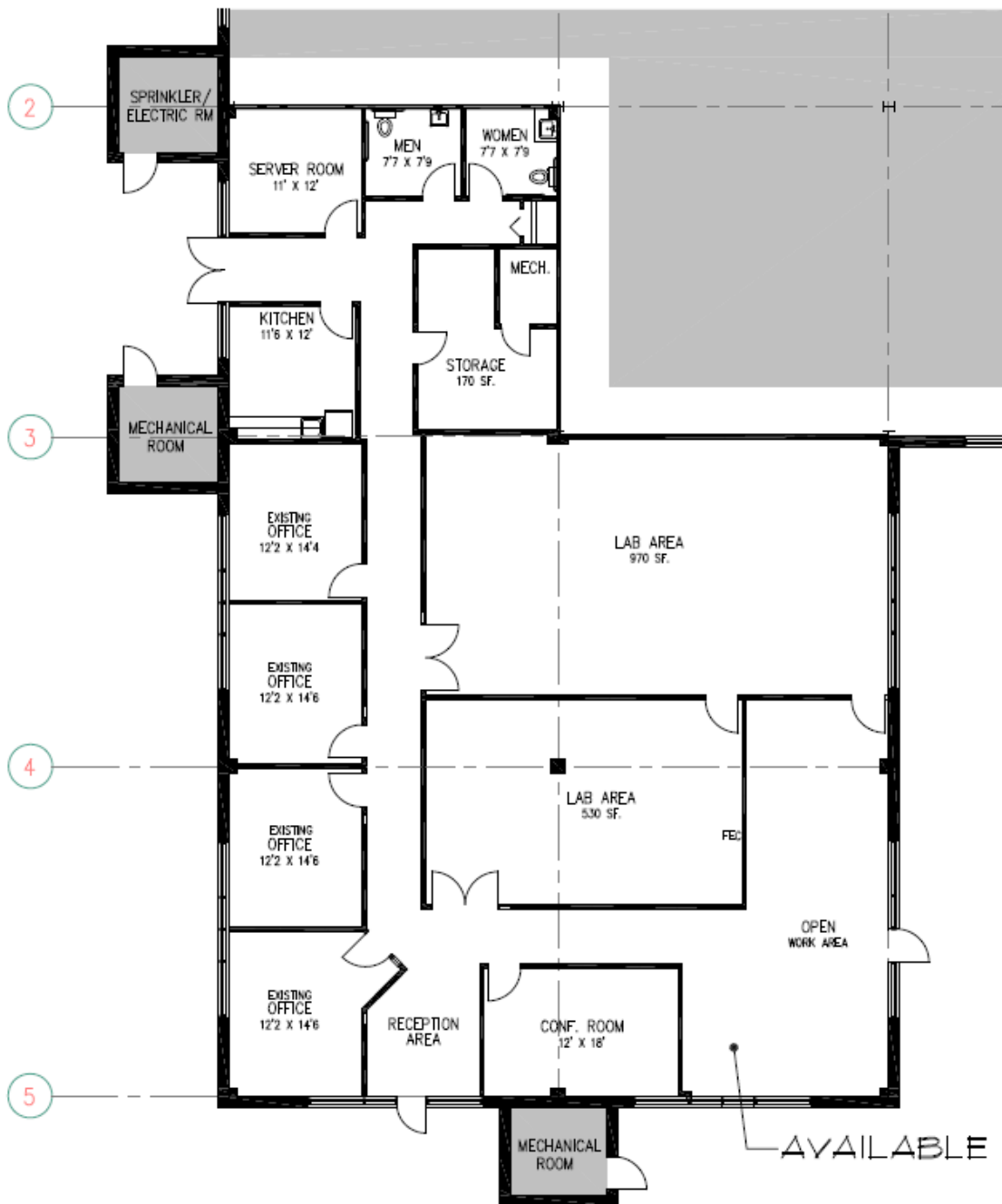
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Leasing Information

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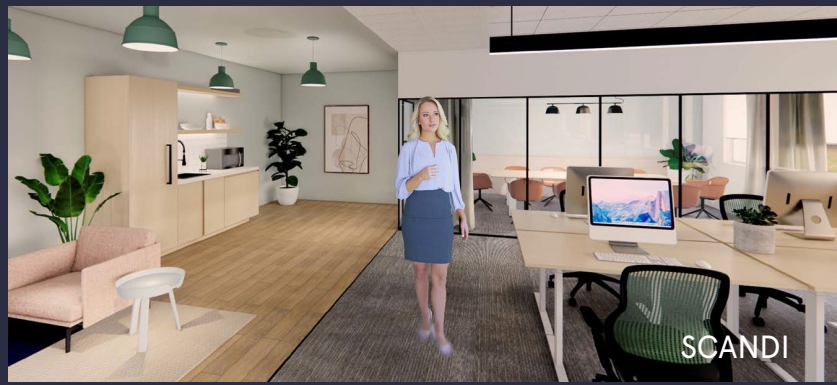
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

- "A La Carte" or "On Demand" Furniture Packages Available
- Plug & Play IT Packages Available



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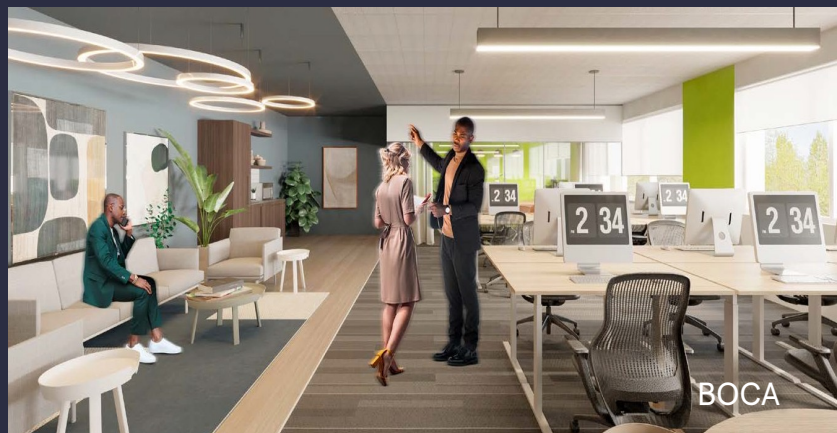
SCANDI



AZURE



TAHOE



BOCA

*Indicative of the look and feel (not the actual suite)